

**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF OHIO
EASTERN DIVISION**

IN RE: :
Garland E. Consoliver,
Elizabeth Ann Consoliver, : Case No: 16-52796
 : Chapter 13
Debtors. : Judge Caldwell

NOTICE OF SUBMISSION OF APPRAISAL

Now come Debtors, Garland and Elizabeth Consoliver, by and through counsel, and in accordance with LBR 3015-3(e)(3), and hereby submit the attached appraisal of the Debtors' real estate located at 610 McKinley Avenue, Lancaster, Ohio, in the amount of Eighty Nine Thousand Five Hundred and 00/100ths Dollars (\$89,500.00).

Respectfully submitted,

/s/ Crystal I. Zellar

Crystal I. Zellar (#0038785)

Shelley E. Hibburt (#0091736)

Zellar & Zellar, Attorneys at Law, Inc.

720 Market Street

Zanesville, Ohio 43701

Telephone: (740) 452-8439

Facsimile: (740) 450-8499

mail@ZellarLaw.com

Counsel for Debtors

CERTIFICATE OF SERVICE

I hereby certify that on **May 4, 2016**, a copy of the foregoing **Notice of Submission of Appraisal** was served on the following registered ECF participants, **electronically** through the court's ECF System at the email address registered with the Court:

US Trustee

Chapter 13 Trustee

and on the following by **ordinary U.S. Mail** addressed to:

Garland and Elizabeth Consoliver
610 McKinley Ave
Lancaster OH 43130

Capital One
Attn: Chief Financial Officer
PO Box 30256
Salt Lake City UT 84130-0256

Fairfield Federal Savings & Loan Association of Lancaster
Attn: Chief Financial Officer
111 E Main St
Lancaster OH 43130

Midland Funding LLC
8875 Aero Dr
San Diego CA 92123

Ohio Department of Taxation
Attn: Bankruptcy Division
PO Box 530
Columbus OH 43216

Ohio Department of Taxation
c/o Attorney General of Ohio
Collections Enforcement Section
150 E Gay St 21st Fl
Columbus OH 43215

Wells Fargo
c/o Rushmore Loan Management Services
Attn: Chief Financial Officer
PO Box 55004
Irvine CA 92619

/s/ Crystal I. Zellar

Crystal I. Zellar (#0038785)

Shelley E. Hibburt (#0091736)

Zellar & Zellar, Attorneys at Law, Inc.

Counsel for Debtors



Jan. 12, 2016

Garland and Elizabeth Consoliver

610 McKinley Ave.

Lancaster, Oh. 43130

Garland and Elizabeth Consoliver,

Regarding your property located at 610 McKinley Ave.,

Lancaster, Oh. 43130;

Based upon the comparable provided the I am estimating the value of the property to be \$ 89,500. Taking into consideration the condition and improvements.

If you have any questions feel free to contact me by phone or email.

Sincerely,

A handwritten signature in black ink, reading "Cricket Such". The signature is written in a cursive, flowing style.

Cricket Such, crs

RE/MAX Achievers

c/o 3989 Blueberry Hollow Rd.

Columbus, Ohio 43230

Data For Parcel 0531150200

Base Data

Parcel: 0531150200
Owner: CONSOLIVER GARLAND E & ELIZABETH A SURV
Address: 610 MCKINLEY AVE



[+] Map this property.

Mailing Address

Mailing Name: CONSOLIVER GARLAND
E & ELIZABETH A SURV
Address: 610 MCKINLEY AV
City State Zip: LANCASTER OH 43130

Taxing District

City: LANCASTER
Township: LANCASTER
CORPORATION
School District: LANCASTER C.S.D.

Legal

Neighborhood:	00007000 2ND & 6TH WARD PIONEER/WRIGHT/SNYDER	Legal Acres:	0
Legal Description:	COLE MARTIN TOWSON ADD LOT 24	Land Use:	(510) R - SINGLE FAMILY DWELLING, PLATTE
Map Number:	0106-00-039-00	Property Class:	RESIDENTIAL
		Range Township Section:	0-0-0

Valuation

	Appraised	Assessed (35%)
Land Value:	\$18,710.00	\$6,550.00
Building Value:	\$100,100.00	\$35,040.00
Total Value:	\$118,810.00	\$41,590.00
CAUV Value:	\$0.00	
Taxable Value:	\$41,590.00	

Tax Credits

2.5% Homesite Rollback:	YES
Homestead Reduction:	NO

Notes

Notes:	

Report Discrepancy

GIS parcel shapefile last updated 1/11/2016 8:14:36 AM.
CAMA database last updated 1/12/2016 12:24:25 AM.

Residential CMA

Listings as of 01/12/16 at 8:30 PM

Status of 'Closed'; Sub-Type of 'Single Family Freestanding'; Full Baths between 2 and 999; Acreage between 0 and .5; City (Mailing Addr) of 'Lancaster'; Sold Price between 75000 and 100000; Sold Date between '01/12/2015' and '01/12/2026'. (Selected Listings Only)

CLOSED Properties

MLS #	Address	Zip	Subdivision	DOM	BR	Full Baths	Half Baths	Parking	Style	Sqft ATFLS	SqFt Tax	List Price	L\$/SF	Sale Price	S\$/SF	SP\$/LP\$ %	Sold Date
215003954	246 N Cherry Street	43130	Nelson Benadum Addition	20	3	2	0	3 Car Garage; Detached Garage	2 Story	1,734	1,734	\$89,900	\$51.85	\$80,000	46.14	88.99	04/07/2015
215003457	307 Garfield Avenue	43130		22	4	2	0	On Street	2 Story	1,370	1,370	\$84,900	\$61.97	\$83,500	60.95	98.35	05/04/2015
214028636	142 Arnold Avenue	43130		107	3	2	0	2 Off Street; On Street	2 Story	1,552	1,552	\$89,900	\$57.93	\$86,500	55.73	96.22	04/06/2015
214043404	432 N HIGH Street	43130		223	3	2	0	On Street	2 Story	1,636	1,636	\$89,900	\$54.95	\$89,000	54.4	99.00	06/16/2015
215001137	424 N Ewing Street	43130		53	3	3	0	2 Car Garage; Detached Garage	Cape Cod	1,596	1,596	\$1	\$0	\$89,000	55.76	8,900,000.00	03/20/2015
214046832	872 Maher Drive	43130	City View	143	3	2	1	2 Car Garage; Attached Garage	2 Story	1,344	1,344	\$98,000	\$72.92	\$94,000	69.94	95.92	06/12/2015
215012064	875 E MULBERRY Street	43130		12	4	2	0	2 Car Garage; Detached Garage	2 Story	1,360	1,360	\$99,900	\$73.46	\$98,000	72.06	98.10	05/29/2015
Listing Total: 7		Min Max Avg Median		12 223 82.86 53	3 4 3.29 3	2 3 2.14 2	0 1 1 0			1,344 1,734 1,513.14 1,552	1,344 1,734 1,513.14 1,552	1 99,900 78,928.71 89,900	0 73.46 62.18 57.93	80,000 98,000 88,571.43 89,000	46.14 72.06 59.28 55.76		

Property 7 Averages Sqft: 1,513 \$/Sqft: 59.28 DOM/CDOM: 82/226 O-Price: 84,429 L-Price: 78,929 S-Price: 88,571
Type Count

* Price statistics for closed listings based on sold price. All other statuses and Totals based on current list price.
Information is deemed to be reliable, but is not guaranteed. © 2016 MLS and FBS. Prepared by Cricket Such, CRS on Tuesday, January 12, 2016 8:30 PM.



Cricket Such
RE/MAX Achievers
Primary Phone: 614-329-2303
rmxbug@aol.com
www.suchrealestate.com
License Number: 209745



872 Maher Drive
Lancaster, OH 43130

List Price: \$98,000
List Price/SqFt: 72.92
SqFt Tax Record: 1344.0
SqFt ATFLS: 1344.0
Parcel #: 05-36315-700

Location Info

Style: 2 Story
Subdiv/Cmplx/Comm:
City View
Corp Limit: Lancaster
Township: None
County: Fairfield
Acreage: 0.18
Bedrooms: 3
Full Baths: 2
Half Baths: 1



246 N Cherry Street
Lancaster, OH 43130

List Price: \$89,900
List Price/SqFt: 51.85
SqFt Tax Record: 1734.0
SqFt ATFLS: 1734.0
Parcel #: 05-35017-800

Location Info

Style: 2 Story
Subdiv/Cmplx/Comm:
Nelson Benadum
Addition
Corp Limit: Lancaster
Township: None
County: Fairfield
Acreage: 0.25
Bedrooms: 3
Full Baths: 2
Half Baths: 0



424 N Ewing Street
Lancaster, OH 43130

List Price: \$1
List Price/SqFt: 0.0
SqFt Tax Record: 1596.0
SqFt ATFLS: 1596.0
Parcel #: 05-35218-800

Location Info

Style: Cape Cod
Subdiv/Cmplx/Comm:
Corp Limit: Lancaster
Township: None
County: Fairfield
Acreage: 0.27
Bedrooms: 3
Full Baths: 3
Half Baths: 0



307 Garfield Avenue
Lancaster, OH 43130

List Price: \$84,900
List Price/SqFt: 61.97
SqFt Tax Record: 1370.0
SqFt ATFLS: 1370.0
Parcel #: 05-31021-900

Location Info

Style: 2 Story
Subdiv/Cmplx/Comm:
Corp Limit: Lancaster
Township: None
County: Fairfield
Acreage: 0.12
Bedrooms: 4
Full Baths: 2
Half Baths: 0



432 N HIGH Street
Lancaster, OH 43130

List Price: \$89,900
List Price/SqFt: 54.95
SqFt Tax Record: 1636.0
SqFt ATFLS: 1636.0
Parcel #: 05-33000-610

Location Info

Style: 2 Story
Subdiv/Cmplx/Comm:
Corp Limit: Lancaster
Township: None
County: Fairfield
Acreage: 0.08
Bedrooms: 3
Full Baths: 2
Half Baths: 0



142 Arnold Avenue
Lancaster, OH 43130

List Price: \$89,900
List Price/SqFt: 57.93
SqFt Tax Record: 1552.0
SqFt ATFLS: 1552.0
Parcel #: 05-32068-200

Location Info

Style: 2 Story
Subdiv/Cmplx/Comm:
Corp Limit: Lancaster
Township: None
County: Fairfield
Acreage: 0.15
Bedrooms: 3
Full Baths: 2
Half Baths: 0



Cricket Such
RE/MAX Achievers
Primary Phone: 614-329-2303
rmxbug@aol.com
www.suchrealestate.com
License Number: 209745



Location Info

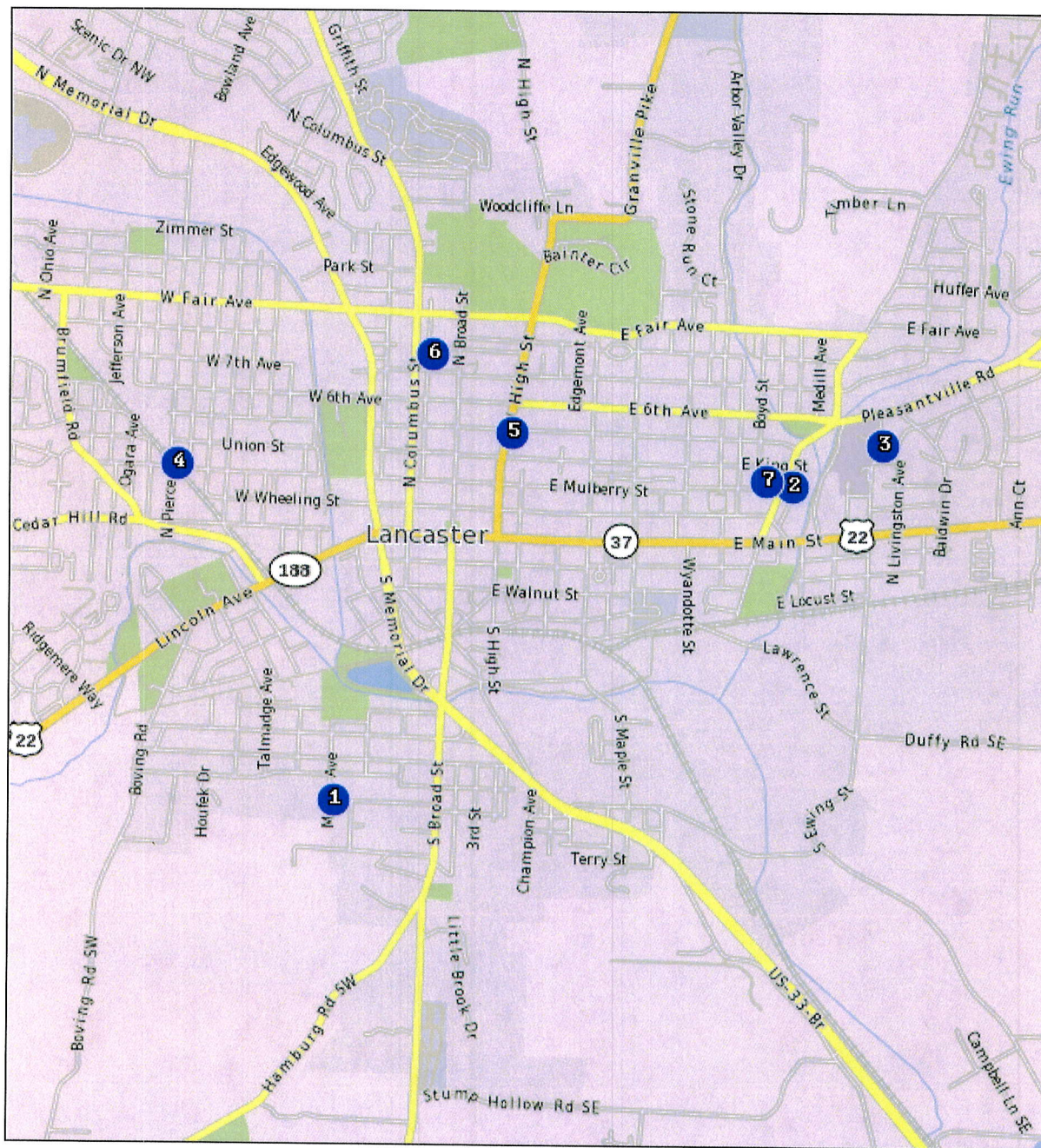
Style: 2 Story
Subdiv/Cmplx/Comm:
Corp Limit: Lancaster
Township: None
County: Fairfield
Acreage: 0.13
Bedrooms: 4
Full Baths: 2
Half Baths: 0

875 E MULBERRY Street
Lancaster, OH 43130

List Price: \$99,900
List Price/SqFt: 73.46
SqFt Tax Record: 1360.0
SqFt ATFLS: 1360.0
Parcel #: 05-35194-200

Street Map

7 Properties



Legend

- | | |
|--|--|
| 1. 872 Maher Drive, Lancaster, OH 43130(214046832) | 5. 432 N HIGH Street, Lancaster, OH 43130(214043404) |
| 2. 246 N Cherry Street, Lancaster, OH 43130(215003954) | 6. 142 Arnold Avenue, Lancaster, OH 43130(214028636) |
| 3. 424 N Ewing Street, Lancaster, OH 43130(215001137) | 7. 875 E MULBERRY Street, Lancaster, OH 43130
(215012064) |
| 4. 307 Garfield Avenue, Lancaster, OH 43130(215003457) | |